

CLIENT

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No. 87 Oak Drive
Georges Hall NSW 2198
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**STATEMENT OF
ENVIRONMENTAL EFFECTS**

SUBJECT PROPERTY

Lot 123 DP 238612
No. 87 Oak Drive
Georges Hall NSW 2198

DRAWN

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1. INTRODUCTION

CLIENT: Mr Sotirios (Sam) & Mrs Maria Panagakis
No. 87 Oak Drive
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Ph: 0414 698 351 (Sam)

LOCATION: Lot 123 DP 238612
No. 87 Oak Drive
Georges Hall NSW 2198

PROPOSAL: Proposed additions to the rear of the property adding a new kitchen, laundry, family room, and dining.

1.1 SUMMARY OF MAIN DEVELOPMENT STATISTICS

Site Area: 557.4 sq. m.

Floor Area:

Existing Residence:	151.4 sq. m.
Existing Front Verandah	19.60 sq. m
Existing rear verandah	19.60 sq. m
Existing Garage	28.42 sq. m.
Existing intern. Driveway	50.00 sq. m.
Proposed Dwelling	188.5 sq. m.
Proposed Rear verandah	31.87 sq. m.
Floor Space Ratio:	0.34: 1
Allowable FSR	0.5: 1

Courtyards:

Existing:	360.42 sq. m.
Proposed:	311.32 sq.m.

2. DEVELOPMENT PROPOSAL

2.1 EXISTING SITE CHARACTERISTICS

The site is located within the Local Government area of Canterbury Bankstown in the suburb of Georges Hall.

Georges Hall is an established residential locality, incorporating low and medium density residential developments. Georges Hall enjoys good accessibility to a wide range of goods and services within the Local Government Area and having good access to regional Commercial centres such as Bankstown, Bass Hill and Liverpool.

The subject property is located on the southern side of Oak Drive with a single storey brick veneer and tile residence fronting the street. The site is relatively flat with a 2.0 m fall from back to front of the lot. No significant natural vegetation features exist on the subject property, and it is anticipated that some Landscaping details will be introduced through a landscaping program.

2.2 PROPOSED DEVELOPMENT

The application before Council is for the erection of a rear brick veneer extension with skillion flat metal roof incorporating a new kitchen, dining room, family room, laundry with toilet and a rear verandah. Also the proposal will incorporate some minor adjustments to the internal driveway and garden to accommodate extra 2 off street parking spaces and beatification of the front gardens.

The design of the development has taken into account both the needs of the owners, and the statutory requirements of Canterbury Bankstown Council.

3. STATEMENT OF ENVIRONMENTAL EFFECTS

The following section of this report details an assessment of this development proposal under the relevant Bankstown Local Environmental Plan 2015 and Bankstown Development Control Plan 2015 for single dwellings.

3.1 STATUTORY PROVISIONS

This development proposal is in keeping with the provisions of Bankstown Development Control Plan 2015 and Bankstown Local Environmental Plan 2015. See attached compliance table.

3.2 LANDSCAPING

No significant native vegetation exists on site. It is the intention of this development to incorporate some planting of native species for aesthetics, privacy and passive solar access considerations.

3.3 SOCIAL AND ECONOMIC EFFECT

It is considered that this proposed development will have little or no adverse socio-economic effects on the locality. The proposed rear additions, rear verandah, and the upgrade of the existing internal driveway and gardens to accommodate two parking spaces forward of the existing garage of the allotment, will not create an overwhelming demand on existing community facilities, and the site has adequate access to the community, educational and retail facilities in the locality.

It is felt that the development proposal provides quality residential accommodation in line with the social and economic needs of the residential population of Georges Hall (suburb of Canterbury Bankstown) and the Greater Sydney Metropolitan Area.

3.4 LOCATION, SITING, BULK, SCALE, SHAPE, SIZE, HEIGHT AND DENSITY

It is considered that the siting of the proposed new extension is complementary to that of other residential properties in Oak Drive. The size, shape, bulk and scale of the building satisfies Canterbury Bankstown Council's requirements and is considered appropriate to that of residential buildings in the immediate and surrounding locality.

The development incorporates a Floor Space Ratio of 0.34:1, to provide quality private open space areas, and ensure residential amenity is achieved to adjoining properties.

3.5 SIZE AND SHAPE OF PROPERTY

The subject property is presently a 557.42 square metres block with a predominant north south orientation. This development proposal is for the erection of a rear brick veneer extension with tile roof to incorporate a new kitchen, dining room lounge room, laundry and a covered rear verandah.

3.6 ENVIRONMENTAL CONSTRAINTS TO DEVELOPMENT

The subject site is not known to experience any form of environmental constraint, be it flooding, tidal inundation, subsidence, slip or bush fire risk.

3.7 RELATIONSHIP TO ADJOINING LANDS

It is felt that this development proposal is in keeping with existing and likely future surrounding residential development, both in the suburb of Georges Hall and the Local Government Area of Canterbury Bankstown.

3.8 TRAFFIC AND CARPARKING

It is anticipated that the development of this proposal will have little or no adverse affect on traffic movements in the locality. It is anticipated that this proposal will not contribute any significant traffic numbers to the local road system and/or surrounding arterial roads. The proposed modifications to the existing driveway and front gardens will provide one additional off street parking, which will result I a toof 3 off street parking spaces.

3.9 PUBLIC TRANSPORT

The subject property enjoys good proximity to existing public transport networks, and it is considered that this development proposal will have no significant impact on the existing public transport system servicing the locality (bus stop in Oak Drive near Bangalay St.

3.10 AVAILABILITY OF UTILTY SERVICES

All utility services required for residential developments are afforded to the subject property. Access to essential services such as water, sewer and electricity are readily available. The subject property has access to Council's existing stormwater drainage systems in Oak Drive ((two kerb outlets)

3.11 EXISTING AND LIKELY FUTURE AMENITY OF THE NEIGHBOURHOOD

It is anticipated that this development proposal will have no adverse impact on the existing and future amenity of the neighbourhood.

This proposal is considered to have no significant effects on the surrounding natural and built environment. Every consideration has been given to existing site characteristics and the likely effects on the amenity of the neighbourhood.